

Article II. Districts  
Proposed New **Division 8**  
Sections **62-215 through**  
**62-218**

# Village of Brookfield

## Summary of Station Area Districts

**DRAFT** July 11, 2016

## Village of Brookfield

### Village President

Kit P. Ketchmark

### Village Board of Trustees

Nicole Gilhooley

David P. LeClere

Michael J. Garvey

Brian S. Oberhauser

Ryan P. Evans

Michelle D. Ryan

Brigid Weber

**Village Clerk**

### Steering Committee

Kit P. Ketchmark, Village President

Michelle D. Ryan, Village Board Trustee

C.P. Hall, Retired Trustee

Chuck Grund, Planning & Zoning Commission Chair

Karen Miller, Planning & Zoning Commissioner

Dan Chopp

Ed Marcin

Scott Sanders

### Village Staff

Keith Sbiral, Village Manager

Nicholas Greifer, Director of Community & Economic Development

Emily Egan, Village Planner, Project Manager

### Funding Provider

Regional Transportation Authority  
Technical Assistance Grant  
for Transit Supportive Zoning  
Regulations

Michael Horsting, Project Manager

**CODAMETRICS**

## INTENT

The regulations of the Station Areas districts are intended to promote pedestrian-oriented redevelopment around each of the station areas in the Village core as well as to preserve the scale and character of the areas. The Station Area districts have been created and mapped to further the intents of the Village Master Plan in areas of change within the a walkable radius from each stations. Further, these districts are intended to achieve the following:

### Mixed-Use

To achieve a balanced pattern of development, provide for mixed-use development that encourages a high level of activity through the day and into the evening.

### High Quality and Distinctive

To require high quality development that draws on the distinctive characteristics existing in the downtown.

### Appropriate Scale

To achieve development that is appropriate in scale and intensity for downtown and adjacent neighborhoods.

### Mix of Housing

To ensure that a mix of housing types and sizes can be developed to meet the needs of the entire community.

### Sustainable Development

To promote sustainability goals, reductions in vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions through a focus on pedestrian-friendly design, transit-supportive development, and a mix of daily uses within a pedestrian-oriented center.

## ORGANIZATION OF CODE

### Section 62-215: Overview

A set of districts address the three mixed-use station areas of Village: Congress Park Station Area, Brookfield Station Area, Hollywood Station Area. *These districts and primary frontages are mapped on the attached Regulating Plans.*<sup>1</sup>

### Section 62-216: Building Types

Five building types are defined for use in the Station Areas districts. A mix of building types are typically permitted per district. These building types outline the desired building forms for new construction and renovation of structures. The building types contain regulations that determine basic physical building elements such as build-to-zones, transparency levels, entrance location, and parking location.

### Section 62-216: Uses

Use requirements for the station area districts are defined in Section 62-216 for each of the Station Areas districts. Uses may also be further limited by the building types based on location within the building. Refer to 62-216 Building Types under “Uses” in the tables per building type.

### Section 62-217: General Design

Design requirements applicable to all building types are defined in this section.

<sup>1</sup> Note that the districts would be transferred to the Village's Zoning Map after adoption of code. Primary frontage designations would remain on these maps. Also, note that all B District locations are not shown on the regulating maps. Locations currently zoned B District will retain that designation with the new requirements included herein.

## DISTRICTS

The following districts are established for development within the station areas. These districts have been written for the specific geographic locations on which they are designated, considering the scale and context of the existing parcels. Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3 illustrate the locations for the districts.

### SA 1: Core Mixed-Use District.

**Intent.** The SA 1 district applies to core lots intended to continue and enhance the scale and walkability of the existing mixed-use, main-street-style buildings.

**Description.** The SA 1 district is a mid-scale district that supports one to 6 story buildings that make up the core of the mixed use areas adjacent to the stations. The main street building type of this district establishes a street wall of ground story, storefront facades built up to the sidewalk, and utilizes on-street parking or parking in the rear. This district focuses pedestrian-friendly retail and service uses on the ground story with residential and/or office uses in upper stories.

### SA 2: Neighborhood Mixed Use District

**Intent.** The SA 2 district applies mainly to corner lots outside the downtown area, intended to continue and enhance the scale and pedestrian-orientation of the existing mixed-use, main-street-style buildings at the Hollywood Station area and to create new similar scale buildings at the Congress Park Station area.

**Description.** The SA 2 district is a low-scale district that supports up to 3 story buildings, smaller in scale than the SA 1 buildings. The main street building type of this district establishes a street wall of ground story, storefront facades built up to the sidewalk, and utilizes on-street parking or parking in the rear. This district focuses pedestrian-friendly retail and service uses on the ground story with residential and/or office uses in upper stories.

### SA 3: Corridor Mixed-Use District.

**Intent.** The corridor mixed-use district is intended to increase the pedestrian-orientation of shopping centers and commercial uses that are more automobile oriented, mainly along Ogden Avenue.

**Description.** The corridor mixed-use district is a lower scale, one to 3 story commercial district designed to serve the greater community. A wider range of commercial uses are permitted as well as more off-street parking location options.

### SA 4a & 4b: General Mix District

**Intent.** The SA 4 District is a transitional district, intended to support the core with offices and residential uses at the edges of the core area and within the neighborhood station areas,.

**Description.** The SA 4 District is a mid-scale district that supports a mix of building heights: in SA 4a, heights range from 2 to 6 stories and, in SA 4b, heights range from 1 to 3 stories. The form of this area remains pedestrian-centered but allows for a looser mix of uses, including residential and office on the ground floor, and a variety of building forms.

### SA 5: Residential Mix District

**Intent.** The SA 5 District is intended to allow for redevelopment of transit-supportive residential in the station areas, while respecting the scale of adjacent neighborhood residential.

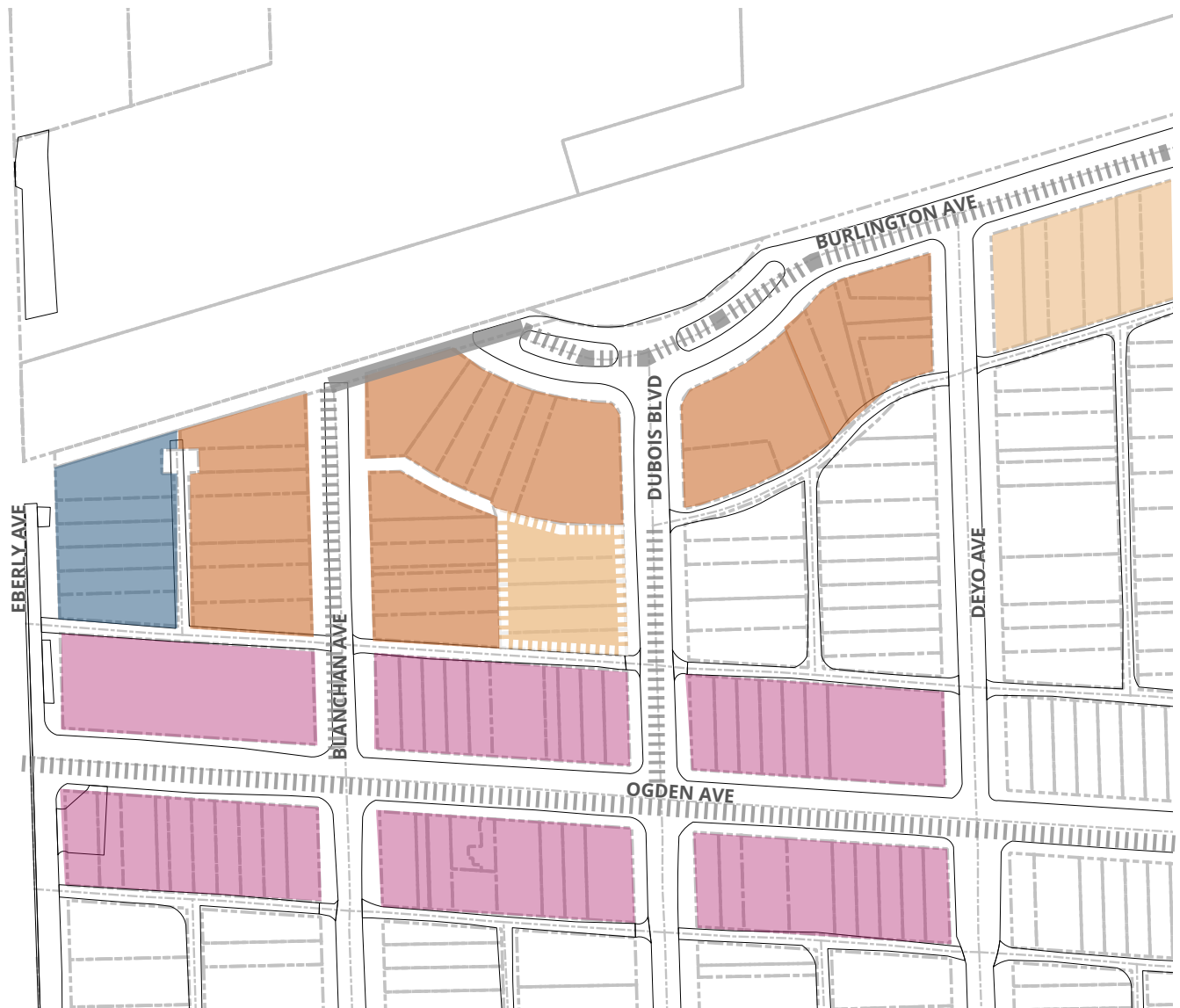
**Description.** The Residential Mix District is a low-scale mainly residential district of 2 to 6 stories within a mix of pedestrian-oriented building types, with parking located in the rear and entrances on the front facades.

### B: Residential District.

**Intent.** The B district is a low scale residential district serving as a transition between the Station Area (SA) districts and existing mainly single-family residential neighborhoods.






**Description.** The B district is a low-scale residential district with a maximum of 3 stories. The B district allows rowhouse and townhouse buildings as well as houses with surrounding yards. Parking located in the rear and entrances on the front facades.

## REGULATING MAPS



**Figure 62-215-1.** Regulating Plan: Congress Park Station Area

## LEGEND

-  SA 1: Core Mixed-Use
-  SA 2: Neighborhood Mixed-Use
-  SA 3: Corridor Mixed Use
-  SA 4a: General Mix
-  SA 4b: General Mix with reduced height



SA 5: Residential Mix



B District Revised (locations per existing zoning map, all locations not shown)



B District: Row Building shall utilize a courtyard minimum 30 feet wide and 60 feet deep (refer to 62-216 D. Row Building Type)



Primary Frontage Required



New Street Required



New Street - Alley Required

## REGULATING MAPS

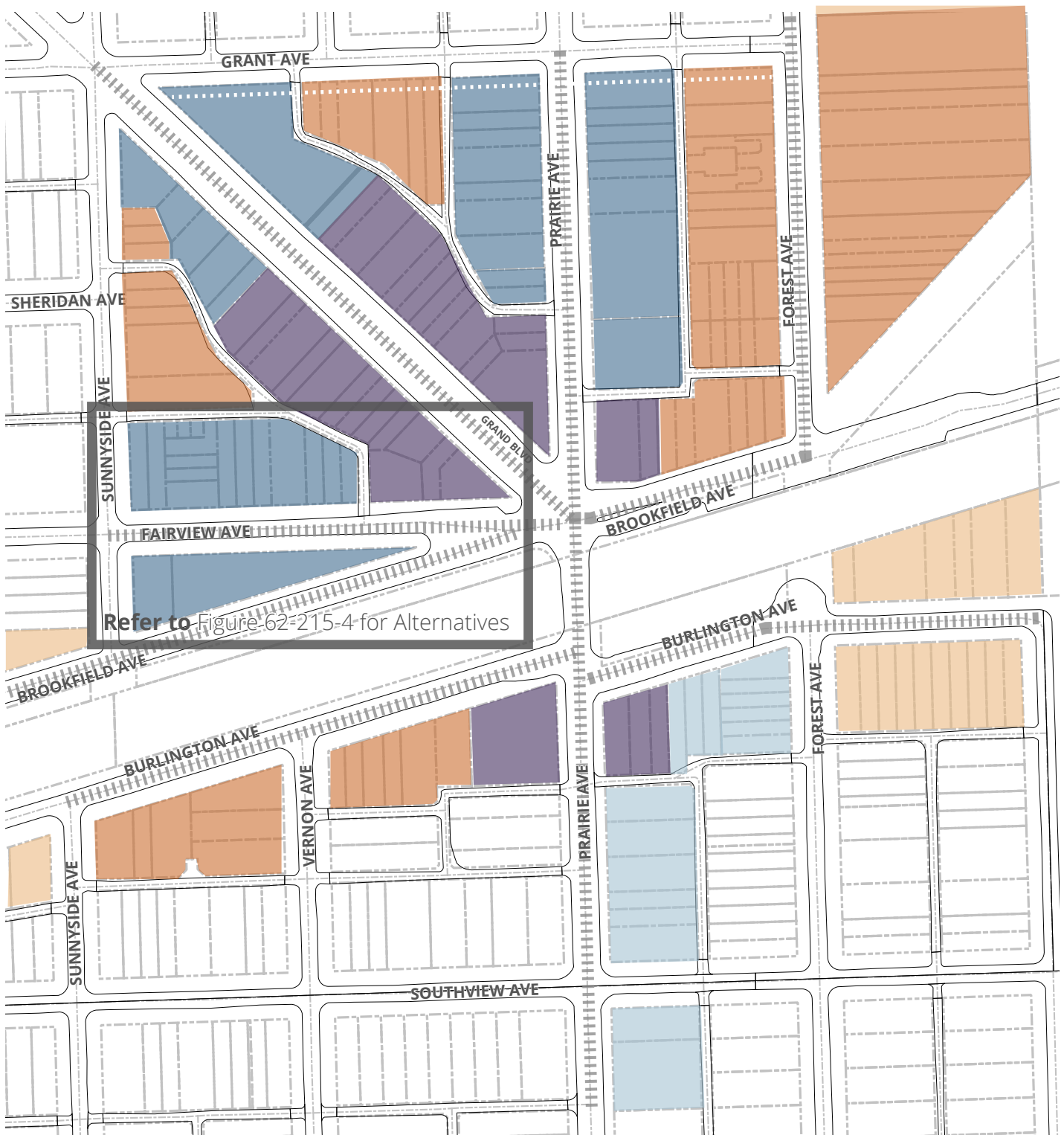
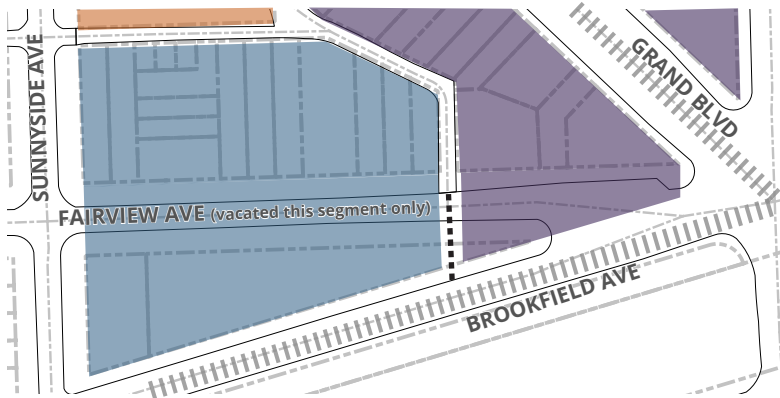
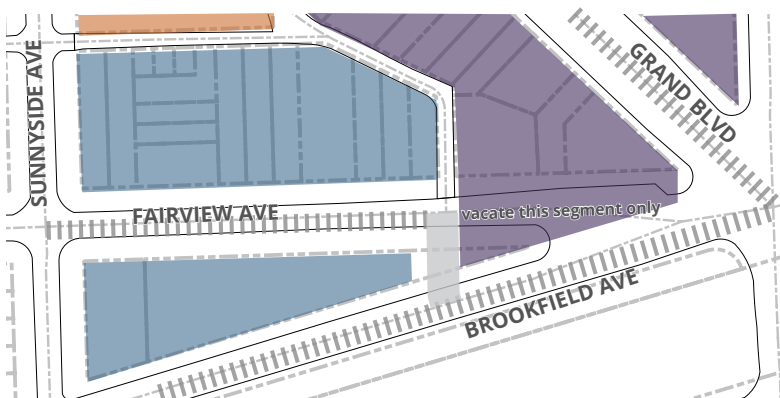


Figure 62-215-2. Regulating Plan: Brookfield Station Area

# REGULATING MAPS



Alternative A: Vacation of Fairview Ave between Sunnyside Ave and Grand Blvd.



Alternative B: Vacation of a portion of Fairview Ave between Sunnyside Ave and Grand Blvd.

**Figure 62-215-4. Inset Regulating Plans: Alternative at Brookfield Station Area**

## LEGEND

- SA 1: Core Mixed-Use
- SA 2: Neighborhood Mixed-Use
- SA 3: Corridor Mixed Use
- SA 4a: General Mix
- SA 4b: General Mix with reduced height
- SA 5: Residential Mix
- B District Revised (locations per existing zoning map, all locations not shown)
- Upper Story Stepback Required per Building Type
- Primary Frontage Required
- New Street
- New Street - Alley

## BUILDING TYPES

Each building type shall be constructed only within its designated district(s) as defined by Figure 62-216-1. Building Types by District Table.

BUILDING TYPES BY DISTRICTS						
		DISTRICTS				
		SA 1: CORE MIX-USE	SA 2: NEIGHBORHOOD MIXED-USE	SA 3: CORRIDOR MIXED USE	SA 4: GENERAL MIX	SA 5: RESIDENTIAL MIX
						B: RESIDENTIAL
BUILDING TYPES	STOREFRONT BUILDING	●	●	●		
	GENERAL BUILDING			●	●	●
	ROW BUILDING				●	●
	YARD BUILDING					●
	CIVIC BUILDING	●	●	●	●	●

● = Permitted within district

**Figure 62-216-1.** Building Types by District Table

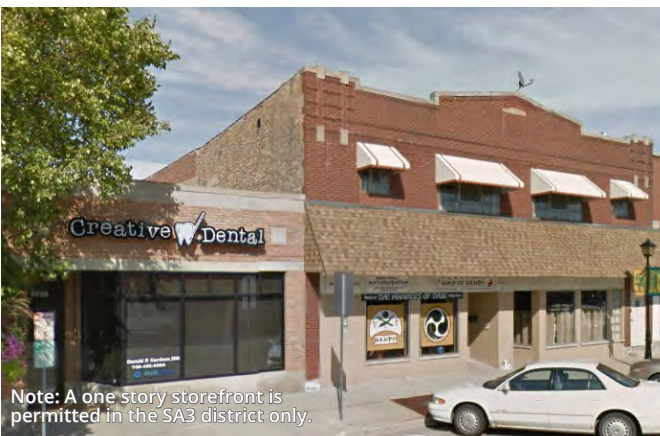
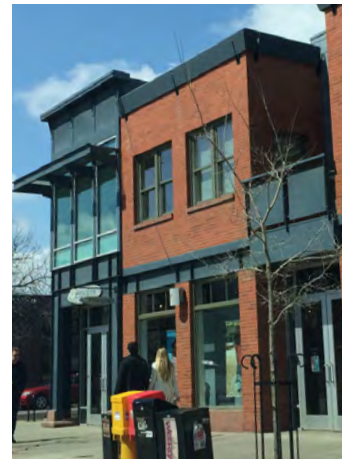


## STOREFRONT BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for permitted locations for the Storefront building type.

### Description & Intent

The Storefront building type is a highly pedestrian-oriented, mixed-use building. Ground story storefront is required along all Primary streets with retail and service uses to provide activity. Upper story uses are highly flexible. Parking is in the rear and side yards, depending on the district.



**Figure 62-216-2.** Illustrative Examples of Storefront Buildings. Note that each building image may not exhibit all of the requirements of the building type.



## GENERAL BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for permitted locations for the General building type.

### Description & Intent

The General building type is a basic building that can accommodate a wide range of uses, from residential to office to light industrial. The General building type differs from the storefront by its lack of requirement for additional ground story glass and the more flexible ground story grade elevation requirements.



**Figure 62-216-3.** Illustrative Examples of General Buildings. Note that each building image may not exhibit all of the requirements of the building type.



## ROW BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for permitted locations for the Row building type.

### Description & Intent

The Row building type is similar to the General building, but is smaller in scale and divided into different vertical units each with separate entrances. Townhouses, rowhouses, or live-work units exemplify this building type.



**Figure 62-216-4.** Illustrative Examples of Row Buildings. Note that each building image may not exhibit all of the requirements of the building type.



## YARD BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for permitted locations for the Yard building type.

### Description & Intent

The Yard building is low scale building, surrounded by yard and landscape area, housing one to six family units, with requirements for a front stoop or porch and parking in the rear.



**Figure 62-216-5.** Illustrative Examples of Yard Buildings. Note that each building image may not exhibit all of the requirements of the building type.



## CIVIC BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for permitted locations for the Civic building type.

### Description & Intent

The Civic building type is the most flexible building, meant to allow for singular, more iconic designs within the district. This building type, however, is limited to civic and institutional uses.



**Figure 62-216-6.** Illustrative Examples of Civic Buildings. Note that each building image may not exhibit all of the requirements of the building type.

## Sample Building Type Spread

. The following is an example of regulations provided for each building type. This example is for the storefront building.

		SA 1: Core Mixed Use	SA 2: Neighborhood Mixed Use	SA 3: Corridor Mixed Use	REFERENCES/ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to Figure 62-216-7 .					
1	Minimum Primary Frontage Build-to Zone Coverage	95% required	80% required	60% required	Refer to NOTE a for courtyard allowance.
2	Primary Frontage Build-to Zone	0' to 5'	0' to 15'	5' to 15'	
3	Non-primary Frontage Build-to Zone	0' to 10'	0' to 10'	0' to 20'	
4	Minimum Side Setback	0'; or minimum 5' if abutting other building type			
5	Minimum Rear Setback	10'; minimum 20' if abutting a district permitting residential on ground story; 0' if abutting an alley			
6	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	90% 10%	75% 25% 10%	60% 40%	Refer to 62-215.G Definitions for semi-pervious coverage.
7	Surface or Accessory Parking	Rear yard only	Rear and limited side yard only	Rear, side yard; limited front & corner side yard	Refer to NOTE b for explanation of limited parking.
8	Refuse & Recycling, Utilities, & Loading Location	Rear yard only			Refer to 62-217.H. Landscape for screening requirements.
9	Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear or side facade			Refer to NOTE c for driveway access where there is no alley.
HEIGHT Refer to Figure 62-216-8.					
10	Overall: Minimum Height Maximum Height	2 stories 6 stories	2 stories 3 stories	1 stories 3 stories	Refer to NOTE b for step back requirement for buildings over 3 stories. Refer to 62-216.E for explanation of measurement.
11	Ground Story: Minimum Height Maximum Height	14' 18'	14' 16'	14' 22'	Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.
12	Upper Stories: Minimum Height Maximum Height	9' 12'	9' 12'	9' 12'	Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.

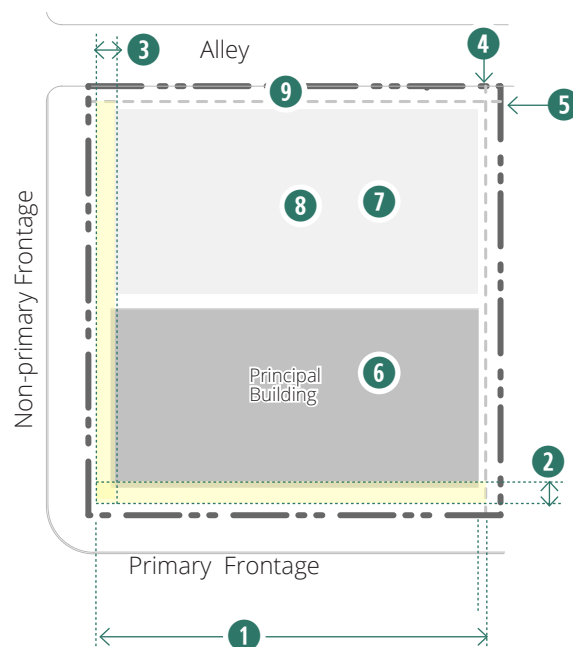
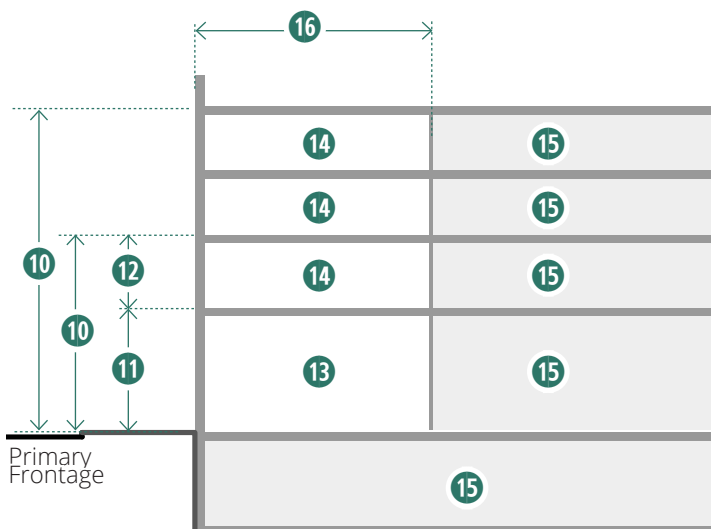
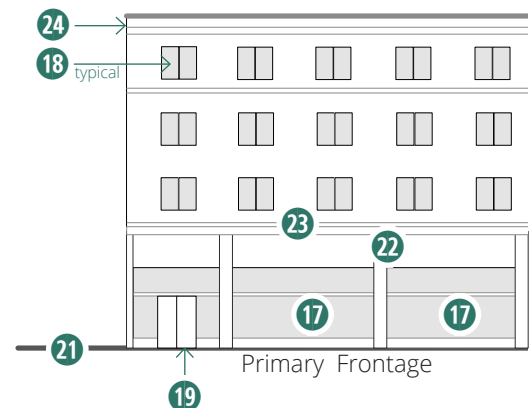


Figure 62-216-7. Storefront Building: Building Siting

		SA 1: Core Mixed Use	SA 2: Neighborhood Mixed Use	SA 3: Corridor Mixed Use	REFERENCES/ADDITIONAL REQUIREMENTS
USES Refer to Figure 62-216-8.					
13	Primary Frontage Ground Story	Only restaurant, personal service uses, retail sales uses permitted			Refer to Chapter 62-216.I. for permitted uses per zoning district.
14	Non-primary Frontage, All Upper Stories, & Basement	All permitted uses			
15	Parking within Building	Permitted fully in any basement and in rear of all other stories			Refer to Occupied Building Space requirement below.
16	Required Occupied Building Space	Minimum 20' deep on all full height floors from any primary street facade. Not required in any basement.			Refer to 62-215.G. Definitions for Occupied Building Space.
FACADE & CAP REQUIREMENTS Refer to Figure 62-216-9.					
17	Primary Frontage Ground Story Facade Transparency	Minimum 70% measured between 2' and 8' for average grade of adjacent sidewalk. Blank wall limitations required per 62-216.E.			Note that 62-216.A.8 requires this treatment to turn corners. Refer to 62-216.G.4 for information on measuring transparency.
18	Required Transparency Street Facades & Facades Visible from the Street	Minimum 15%, measured per story of all stories. Blank wall limitations required per 62-216.E.			Refer to 62-216.E for information on measuring transparency.
19	Entrance Location & Number	Principal entrance required on Primary frontage facade; entrances required a minimum of one per every 60' of building facade			Refer to 62-216.G. for Principal Entryway requirements.
20	Entryway Configuration	Recessed between 3' and 8', maximum 8' wide, from the portion of the Primary frontage facade closest to the street			Refer to 62-216.G. for Principal Entryway requirements.
21	Entrance/Ground Story Elevation	80% of entrances and the ground story shall be within 1.5' of adjacent sidewalk elevation			
22	Ground Story Vertical Facade Divisions	One expression line per every 30' of facade width			Refer to 62-215.G. Definitions for expression line.
23	Horizontal Facade Divisions	One expression line within 3' of the top of the ground story and the bottom of any 5th story			
24	Permitted Cap Types	Parapet, pitched, flat; Maximum of 2 towers permitted within 15' of any street facade, and 2 additional towers permitted.			Refer to 62-216.G. for definition of Cap Types, including Towers, and other cap requirements.



**Figure 62-216-8.** Storefront Building Section: Height & Use Requirements



**Figure 62-216-9.** Storefront Building Elevation: Facade Design Requirements